



**HOME CONFERENCE
DOORKNOCKER AWARDS
STATE OF TENNESSEE**

AWARD CATEGORY: Innovative Design

PARTICIPATING JURISDICTION: State of Tennessee

PROJECT/PROGRAM NAME: Row 8.9n

HUD REGION/FIELD OFFICE: Region IV; Knoxville Field Office

HOME UNITS/TOTAL UNITS: 11 HOME units/29 total units

HOME FUNDS/TOTAL FUNDS: \$542,784 HOME funds/\$5,992,784 total funds

PARTNERS:

- Tennessee Housing Development Agency
- Affordable Housing Resources (developer)
- Mayor's Office, Nashville TN
- Metropolitan Development and Housing Agency
- Citizen's Bank
- Everton, Oglesby, Askew Architects (project development and construction)
- AmSouth Bank (permanent financing)
- Nashville Housing Fund (permanent financing)

FUNDING SOURCES:

- | | |
|-----------------------------|-------------|
| • HOME Funds | \$542,784 |
| • UDAG Repayments | \$350,000 |
| • Construction Loan | \$3,750,000 |
| • Neighborhood Reinvestment | \$50,000 |
| • Tax Credit Financing | \$1,300,000 |

BRIEF NARRATIVE DESCRIPTION: This project demonstrates how careful planning, quality design and public/private partnerships can remove the stigma of affordable housing and create successful mixed-income communities. "Row 8.9n" is a 29 unit townhouse development in downtown Nashville, Tennessee. HOME funds were used for construction financing for the 11 HOME units. At the closing of sale, \$14,999 in

HOME funds remained in each unit to reduce the housing cost for the low-income purchaser. The project was developed as part of Tennessee's Bicentennial Neighborhood Initiative (BNI). BNI provided funding to eight local jurisdictions to preserve or create livable, mixed income communities that provide an alternative to sprawl. The program emphasized the use of such "New Urbanist" principals as public/private partnerships, civic space, harmonious streetscapes and design codes. Neighborhood groups within Nashville's BNI neighborhood sought to develop a project that would address blighted property that was a magnet for crime in the eastern edge. The non-profit developer, Affordable Housing Resources, hired an architectural firm that developed a design that did not distinguish between the HOME and non-HOME units. The townhouses look like turn-of the century row houses. The project "Row 8.9n" has transformed the area and been an overwhelming success. The project has won a number of design awards, including the 2004 HUD Secretary's Excellence Award "Best in American Living" from the National Association of Homebuilders. The project was also featured at the National Building Museum's exhibit on affordable housing.

FOR MORE INFORMATION CONTACT:

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